



Maryland Department of the
Environment

FACTS ABOUT:

Adelphi Plaza Property (Voluntary Cleanup Program)

Site Location

The Adelphi Plaza property is located at 2340 University Boulevard in Hyattsville, Prince George's County, Maryland. This 4.21-acre property is situated in a mixed residential-commercial area that is bounded to the northwest by an electrical transmission right of way, to the east by a residential neighborhood, and to the south by University Boulevard. Surface water from the property flows to a subsurface storm water management system. Water and sanitary sewer are supplied to the property from the Washington Suburban Sanitary Commission.

Site History

The property consists of a paved parking lot and a strip mall with both a single-story and a two-story section. The building was originally constructed at the property in 1964 and is approximately 47,000 square feet. The property currently has several commercial tenants including an international grocery. The current property owner is EBC Properties, LLC, who purchased the property from the Peck family in 2004. From approximately 1966 until 2000, Norge Village Cleaners operated in a tenant space at the property.

Environmental Investigations

In 2008, a Phase I environmental site assessment was conducted at the property. The Phase I identified several recognized environmental conditions; historic use of the property as a dry cleaner and several underground storage tanks (USTs) at gas stations located nearby. Phase II environmental investigation in 2011 identified petroleum compounds and tetrachloroethylene (PCE) with several PCE byproducts in the groundwater at the property. After applying to the VCP, additional sampling at the property has identified PCE in the soil vapors beneath the building and in the indoor air of the adjacent tenant space.

Current Status

On June 2, 2011, EBC Properties, LLC submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person seeking a Certificate of Completion (COC) for Tier 2B (Commercial Restricted) future use of the property. The VCP accepted the property into the program on November 1, 2011, but determined that the



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property did not qualify for a NFRD and requested the submission of a response action plan (RAP) to address identified environmental risks at the property.

On February 10, 2012, a proposed RAP was submitted to the Department and a public meeting was held on March 12, 2012 at the Hyattsville Public Library. Comments were issued to the participant by the VCP and a revised proposed RAP was submitted on June 4, 2012. The VCP approved the RAP for completion on June 15, 2012. The sub-slab vapor extraction pilot test was conducted at the property during July 2012.



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